

INVESTMENTS MADE BY N. E. A. GUESTS

Progress Realty and Investment Co. Shows Visitors About City.

That the National Education Association convention has been of untold benefit to business conditions in Salt Lake City is the opinion of members of the Progress Realty & Building company. "The convention has not only helped us generally but specifically. We have made several sales to N. E. A. delegates," said a member of the firm yesterday.

The Progress company has spent much time during the last week in taking N. E. A. visitors about the city, not only to show them the property they have to offer but to show the general outlook for business in this city. The unanimous opinion of those who were taken about the city was that Salt Lake City is among the most desirable residence and investment cities in the country. W. S. Wallace, a member of the company in discussing the operations of the company during the last week said:

The element of good opinion of Salt Lake and almost extravagant praise for the prospects here was strongly prevalent. Every out of town person who looks over the conditions in Salt Lake City expresses the best of opinions.

Salt Lake people have the least to say about the conditions here. They do not realize. One man that I know of was converted to his own city—Salt Lake—by visiting others in the hope of finding a place to buy a business. He had been working in Salt Lake and had saved some money and decided to go somewhere else and start in business. He toured all along the Pacific coast and finally returned to this city.

The Progress company reports a prosperous week. The sales have been large.

RUBY VALLEY LAND FINDS READY SALE

From the offices of Taylor Bros. in the Hotel Utah, very encouraging reports continue to come regarding the sales of land in Ruby Valley, Nevada. The remarkable showing being made by the crops this season at a time when so many prospective investors are visiting the valley is proving to be a big factor in the selling of land as practically all who go there are impressed with the advantages and opportunities such a proposition presents. The majority of them are making their selections and purchases. The reservoir and canal system work is progressing very satisfactorily with a large force of men and teams steadily engaged.

**30,000 SQUARE
FEET**

is some space. Walker's are adding that much to their present selling quarters. Ready early in September.

AIDS DRY FARMING IN SOUTHERN UTAH

Site for Experimental Tract in Kane County Has Been Selected.

Special to The Tribune.
LOGAN, July 12.—Southern Utah is to have an experimental dry farm. Indeed the site has already been selected, near Kanab in Kane county, and it will not be long before the farm is in running order. Dr. J. A. Whitson and party of experts from the Utah Agricultural college selected the location upon a recent trip to the southern part of the state, made for this express purpose.

Dr. Whitson, in talking of the trip, said:
Southern Utah presents one of the greatest dry farming opportunities in the west. Up to the present this part of the state has been but little developed. It was only a few years ago that the people of this district began to utilize the thousands of acres that could not be irrigated, by applying the principles of dry farming. They found that good crops of wheat could be grown by these methods and, in order to further develop the country, requested the Utah Agricultural college to locate an experimental dry farm in the region which could serve as a center from which the best dry farming principles could radiate.

Condition Favorable.
The southern part of Utah we found admirably well adapted to dry farming. Four factors practically determine the worth of any district as a dry farm area. They are, first, the annual rainfall. This is the most important. With our present methods of dry farming a good yield may be expected in a country where the annual rainfall is twelve inches, other conditions being favorable. A second factor may be called the depth of the soil. A deep soil is necessary in dry farming to serve as a reservoir for the rain. It prevents rapid evaporation and the loss of water from soil drainage is not so great. A fertile soil is a third consideration. The more fertile the soil the larger the yield with the same amount of water. The fourth important factor is the tillage quality of the soil; that is, the ease with which it may be kept well cultivated.

Applying these four tests to conditions around Kanab we found that the annual rainfall was above fourteen inches last year. The soil is deep and extremely fertile, being sandy. It is red in color, derived from the famous Vermilion cliffs, and the red fields covered with green vegetation present a beautiful appearance. The tillage properties of the soil are also high. Thus the four prime conditions necessary to a good dry farm country are well met.

Rainfall Distributed.
The type of rainfall prevailing here is known generally as the Arizona type, because it is the type prevailing generally over the state of Arizona. Instead of nearly all of the rain falling in the late spring and early summer, leaving the late summer and fall exceedingly dry, the rainfall is well distributed throughout the year. Late July and early August have their share of the rain. This is very important because it means that such crops as corn and potatoes, which require a long season to mature in, may be grown here successfully. When one considers that over 1,000,000 acres of land may be reclaimed in southern Utah and northern Arizona, we see that this district may well become an important corn or potato center.

The new experimental farm is about three miles east of Kanab, on a ridge overlooking the valley, with the Buckskin mountains in the distance. Much of the land has been taken up under the Smoot act and there are many nice farms there already. This year has been the driest season the country has known for some time, but where the farms have been properly handled the yield will be successful.

SPLENDID ORCHARD FOR SALE

We have a splendid orchard for sale in Utah county at the mouth of Spanish Fork Canyon. Seventy-five acres, half mile from Mapleton, two and a half miles from Spanish Fork, Denver & Rio Grande, Salt Lake Route and Moffat Railroads. Also Utah electric line, will furnish best of transportation facilities; 2400 Elberta peach trees, 400 Early Crawford apples, now loaded with fruit; 3000 cherry, prune and apple trees soon to bear; 25 acres alfalfa; seven acres wheat; two acres tomatoes; two acres potatoes. An ideal place. Worth twice what we ask for it. Come quick and look it over.
WOOD REALTY CO.,
411 Judge Building,
Salt Lake City.

PRICES IN REAL ESTATE ADVANCING

H. C. Hoffman Reports Sales at Advanced Prices in Marlborough Place.

Prices of close-in improved residence subdivision property are beginning to stiffen, according to a local real estate dealer. The local dealers have looked for a decided raise for several months, and it has been freely predicted that the present values would take a sharp rise before the summer is over. The past week has seen so much trading that the prices are beginning to show the effect of the unusual activity for this season of the year, and those home builders who bought several months ago are beginning to feel the influence of the market.

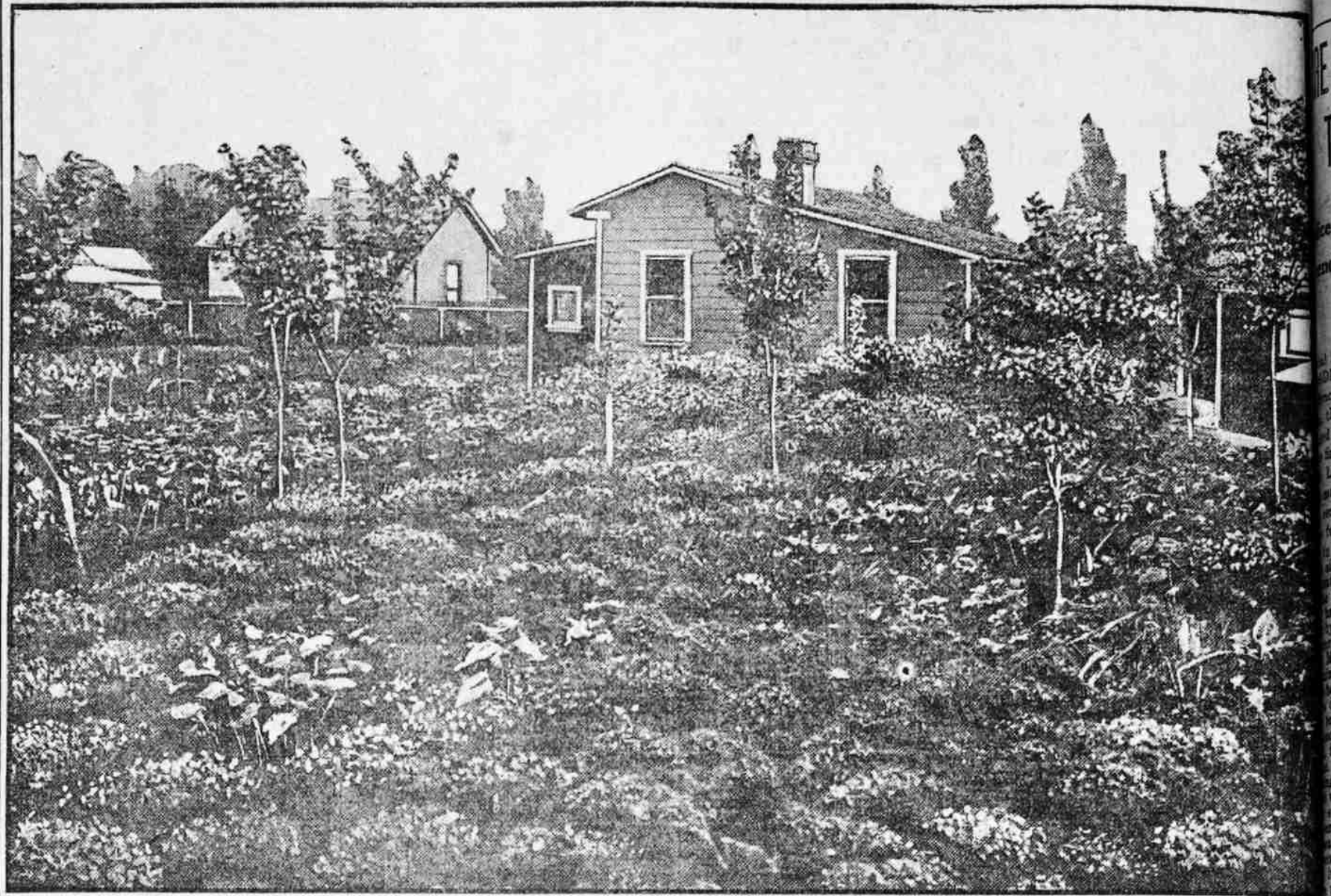
At Marlborough Place, the beautiful new subdivision recently opened by Hoffman Bros. Loan and Trust company at Ninth East and Tenth South streets, a number of important sales, both in and out of town, were reported yesterday by President H. C. Hoffman of the company. The prediction that Marlborough Place would be one of the first to feel the effects of a strengthening realty market were apparently correct, for the past few days has witnessed considerable trading in Marlborough Place property at prices higher than paid by those who bought their lots a few weeks ago.

Hoffman Bros. are hurrying the work of completing the improvements at Marlborough Place. The new homes that are to go up will be started before the close of the month.

Outing at Saltair.
Next Wednesday will be "Security & Trust day" at Saltair, the occasion being the annual outing of the employees of the Salt Lake Security & Trust company. A special committee has been appointed to arrange the details for the outing and it is expected that this year's event will surpass any that has heretofore taken place. A special train will be run to the lake and an elaborate lunch will be served, after which the party will enjoy dancing during the evening.

YELLOWSTONE PARK.
Everybody seems to be going to Yellowstone now. Why don't you go? "Wylie Way"—the no-ho-ho, most fun, see-it-every-bit route. Official route of the Salt Lake Commercial club, 1912; Ogden B. P. O. E., 1913. Call or telephone for information. New office, 25 West South Temple. Phone Wasatch 4453.

Home and garden of Mr. F. Koopman at Southgate Park.



How one man made good.

In May, 1909, Mr. F. Koopman purchased 4 lots in Southgate Park, for which he paid \$8.50 a month.

Although it required hard work, he soon paid for his lots and in February, 1910, he purchased 4 more lots, costing him \$10 a month.

Today he owns his own home

His lots face 100 feet on two streets, extending entirely through the block, a distance of 250 feet.

His garden is making him independent.

Will you follow his example?

See us at once.

Phones Wasatch 963 and 964.

Here is your opportunity Just a block north of Mr. Koopman's home, we have a few choice lots.

Only \$110 each including graded streets, cement sidewalks, shade trees.

Only \$5.00 down and the same each month will buy two fine lots.

But they're going fast.

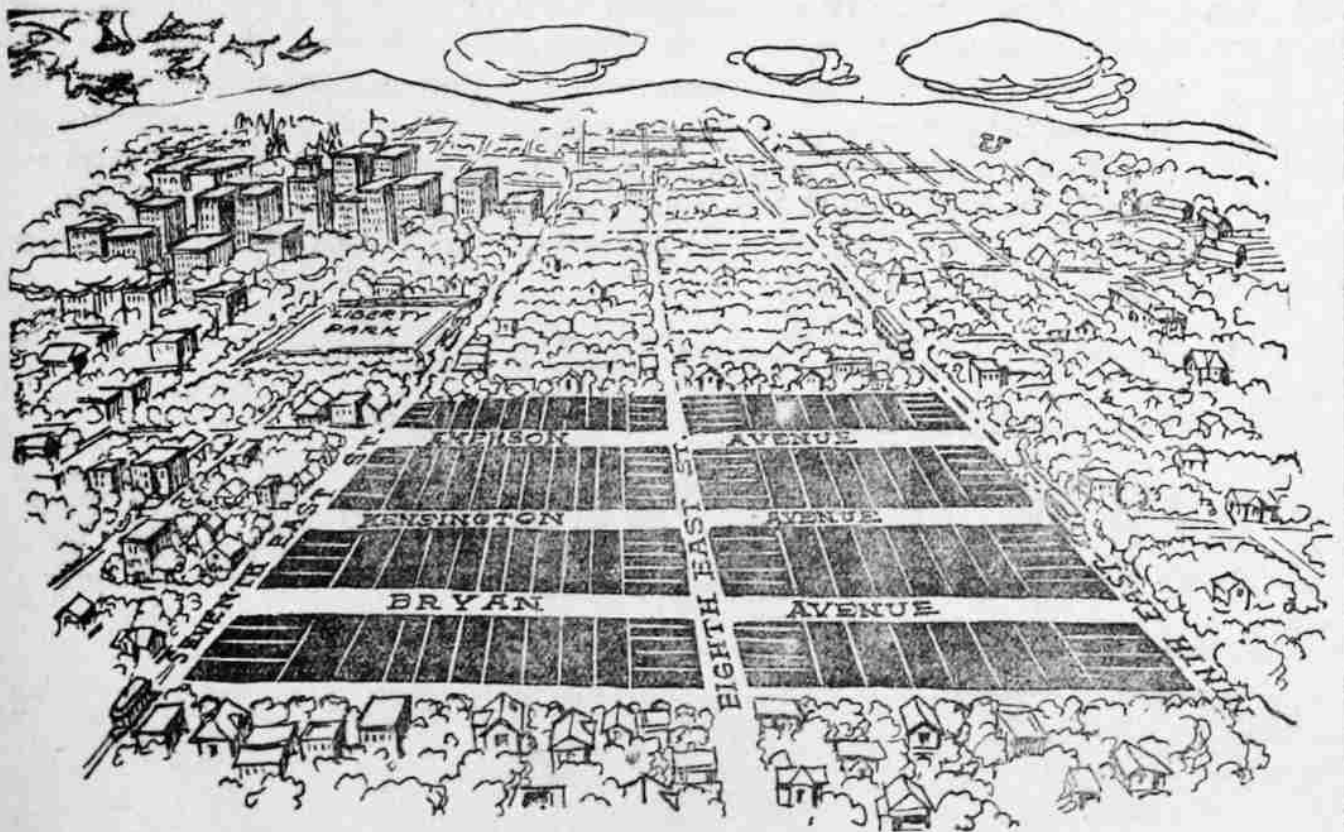
Kimball & Richards

"Land Merchants."

56 and 58 Main Street.

Salt Lake City, Utah.

THIS IS MARLBOROUGH PLACE



Salt Lake's most beautiful southeast restricted subdivision, at Ninth East and Tenth South streets. About ten minutes' ride from business center by Ashton avenue or Wandamere lines.

MARLBOROUGH PLACE ISN'T OUT ON THE FOOTHILLS; the BIG building lots—frontages running from 40 to 51 feet—that comprise the tract, lie in the very heart of the city's

**Don't Be
Deceived**

most delightful and modern residence section—a district of handsome bungalows, cool, shady avenues, paved streets and beautiful drives. GAS, TELEPHONES AND CITY WATER are at the door of every homebuilder in MARLBOROUGH PLACE. Included in the price of the lots—\$750 and up, \$25 down and balance monthly—are sidewalks, graded streets, curbing, guttering, parking and shade trees. CLOSE-IN residence property will be the first to feel the advance in realty values that is coming.

Buy NOW if you want this profit!

Hoffman Bros. Loan & Trust Co.

22 EAST FIRST SOUTH

OWNERS

WAS. 244

EDUCATORS VISIT HIGHLAND PARK

Kimball & Richards Spend a Busy Week With Delegates to N. E. A. Convention.

Among other prominent educators to visit Highland park during the week was Dr. Joseph Swain, newly elected president of the National Education association. Dr. Swain and other members of his party were delighted with the beautiful residence district and commented on the attractive homes already built. They were very enthusiastic in regard to the future possibilities of this ideal home section, with its 7000 shade trees, broad cement walks, wide streets and other high class improvements. During the week a number of visiting educators took advantage of the opportunity to invest in Salt Lake real estate, which they considered to be unequalled in the country. Kimball & Richards, land merchants, report a very satisfactory business during the week.

Kimball & Richards report that for the year ending July 1, 1913, they delivered 496 deeds for lots representing a total of considerably more than a quarter of a million dollars. This shows that a deed was delivered for every day in the year, and that on every third day two deeds were delivered.

Kimball & Richards are heartily in accord with the Salt Lake Real Estate association in its efforts to secure an "owl service" from the street car company for business men and employees who work late. It is urged that every important city in the country enjoys special street car service about 3 or 4 o'clock every morning to enable newspaper men, safe men and others to reach their homes at that hour and not be compelled to live near the business district.

The King of all Laxatives.

For constipation, headaches, indigestion and dyspepsia, use Dr. King's New Life Pills. Paul Mathulika of Buffalo, N. Y., says they are the "King of all laxatives. They are a blessing to all my family and I always keep a box at home." Get a box and get well. Price 25c. Recommended by Schramm-Johnson, Drugs, "The Never-Substitutes." Five (5) good stores. (Advertisement.)

DOUGLAS PARK IS BECOMING POPULAR

Many N. E. A. Visitors, Attracted by New High School, Look Over Subdivision.

Few features of Salt Lake's educational system and facilities received more attention from visiting educators the past week than the new \$500,000 high school building at Ninth South and Thirteenth East streets, across from Douglas Park.

Scores of teachers visited the structure and inspected it and the unusual character of the architecture, together with the commanding location of the building and its many new features, brought forth a great deal of favorable comment.

From various places in Douglas Park the visitors viewed the city and valley, after looking over the high school. The vantage points in the park, from which the city, lake and mountains present so splendid a panorama, afforded the visitors an unusual opportunity and they made the most of it.

The cool canyon breezes that prevail on the east bench even on the warmest days always make a trip to the beach delightful and Douglas Park lies directly in the path of the Emigration canyon air currents. Work on Mrs. Zins Y. Card's home in the park is progressing rapidly and the house will be one of the prettiest in the subdivision when completed.

The week has witnessed several sales in Douglas Park property by the Hubbard Investment company, controlling the subdivision. Several building sites were sold to out-of-town men who expect to move to Salt Lake early this fall.

UINTA LANDS
Now is the time to buy land in the Uinta Basin. The Farmworth Canal has been extended several miles, opening up a large quantity of rich farming land. Soil is fertile, water in every day. Railroads being surveyed. Everything prosperous. Prices advancing. The time to buy land is right now.
WOOD REALTY CO.,
411 Judge Building,
Salt Lake City, Utah.

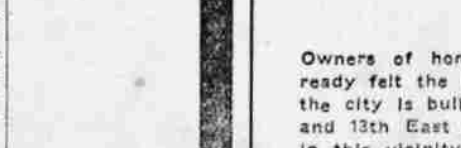
COMPANY PAYS ITS ANNUAL DIVIDEND

The Salt Lake Security & Trust company paid its usual semi-annual dividend during the past week. The condition of the company was found to be excellent, showing an increase over any preceding year of business, which was far in excess of expectations. The company is considering several large applications for loans to Salt Lake parties which, if made, will be used to greatly aid to the physical resources of the city.

The demand by eastern investors for 6 per cent secured certificates which the Salt Lake Security & Trust company was the pioneer in issuing, and which it has handled with such signal success for many years past, has been constantly increasing, clearly indicating that there is still an active demand for securities of recognized merit.

The Best Medicine in the World.

"My little girl had dysentery very bad. I thought she would die. Chamberlain's Colic, Cholera and Diarrhoea Remedy cured her, and I can truthfully say that I think it is the best medicine in the world," writes Mrs. William Orvis, Clare, Mich. For sale by all dealers. (Advertisement.)



BETTILYON COMPANY REPORTS BUSY WEEK

Several Large Sales and Many More Prospective Purchasers Keep Salesmen Busy.

The Bettilyon Home Builders company reports good business for the past week. The sales of two rooming houses, a number of lots and one bungalow were among the week's business.

Representatives of the company at that during the N. E. A. convention number of visitors called at their office. Salt Lake City and the state of Utah were the leading topics of conversation among the visitors, who were unanimous in their praise.

Many of the delegates remarked that Salt Lake City enjoys an enviable reputation in their states, but that they were surprised on reaching here to find it even greater and more prosperous than they had expected.

"You have a delightful climate; we are glad to find it so much cooler than it is at home," was a common expression among them.

The Bettilyon company is now distributing the July number of its "The Homebuilder," which representsatives of the company say is the most attractive issue they have had published.

THE VALUE OF RESIDENCE SUBDIVISION PROPERTY IS IMMEDIATELY AND DIRECTLY AFFECTED BY THE CHARACTER OF ADJACENT IMPROVEMENTS.

Owners of homesites in DOUGLAS PARK have already felt the influence of the new \$500,000 High School the city is building just across the street, at 9th South and 13th East streets. Other important improvements in this vicinity will soon be under way.

In Douglas Park itself 5 state officials, 11 physicians, 7 attorneys, 16 merchants, 15 educators and 33 corporation officials, bankers and business men ALREADY own homesites. Lots are \$350 to \$600, \$12.50 down and \$7.50 per month.

Hubbard Investment Co.
66 West Broadway
Wasatch 174